

# PLANNING COMMISSION

## WELCOME TO THE *City of Hemet* REGULAR PLANNING COMMISSION MEETING

### To address the Commission:

1. Step forward to the lectern when comments from the public are invited by the Chairman.
2. State and spell your name, residence address or business address, and city.
3. Please speak directly into the microphone since the meeting is being digitally recorded.

**ONLY TESTIMONY FROM THE LECTERN WILL BE HEARD BY THE PLANNING COMMISSION**

## AGENDA

**DATE:** December 16, 2008 **TIME:** 6:00 p.m.

**PLACE:** City Council Chambers, 450 East Latham Avenue, Hemet CA 92543

**Roll Call:** Chairman Bob Duistermars, Vice Chairman Nick Jones, Commissioners Rick Crimeni, Wigsbert Mendoza and Mayzelle Rhoten

**Invocation and Flag Salute:** Commissioner Mendoza

### I. PUBLIC COMMENTS

Anyone who wishes to address the Commission regarding items not on the agenda may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. **When you are recognized, please give your name, spelling of last name, and address for accurate recording in the minutes.**

### II. AMENDMENTS OR ADDITIONS TO THE AGENDA

### III. PUBLIC HEARINGS

- A.** Project: **SITE DEVELOPMENT REVIEW NO. 07-006 (SEVEN HILLS)**  
Applicant: Seven Hills Resort Corp.  
Agent: Patricia Herron and James Unland  
Location: West side of South Lyon Avenue at Chambers Street  
Planner: Bernie Chase, Associate Planner

Description: A request for Planning Commission review and approval of the design for a multiple-family senior residential project consisting of five residential buildings with 40 dwelling units totaling approximately 30,640 square feet, along with appurtenant street widening and site improvements including a potential drainage basin, landscaping, covered and garage parking, and improvements to an existing parking lot, on an undeveloped, on an approved, undeveloped 1.95-acre parcel adjacent to a golf course, a golf course club house and maintenance building, in conjunction with a Mitigated Negative Declaration approved under Environmental Assessment No. 07-005.

**Recommended Action(s):**

**A. Adopt Planning Commission Resolution Bill No. 08-077, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING SITE DEVELOPMENT REVIEW NO. 07-006 - SEVEN HILLS SENIOR APARTMENTS PROJECT, LOCATED ON THE WEST SIDE OF SOUTH LYON AVENUE AT CHAMBERS STREET (APN 464-020-004, -005).”**

**B. Project: ENVIRONMENTAL ASSESSMENT NO. 08-014, GENERAL PLAN AMENDMENT NO. 07-001, SPECIFIC PLAN AMENDMENT NO. 06-004, TENTATIVE TRACT MAP NO. 35392 (MAP07-004), TENTATIVE TRACT MAP NO 35393 (MAP07-005), & TENTATIVE TRACT MAP NO 35394 (MAP07-006) (RANCHO DIAMANTE)**

Applicant: Page/Strata/BP, LLC

Agent: Rick Robotta of Benchmark Pacific

Location: East and west sides of Warren Road, south of BNSF Railroad Tracks

Planner: Bernie Chase, Associate Planner

Description: A request for Planning Commission review and recommendations to the City Council regarding a General Plan Amendment to amend the General Plan Land Use designation from Industrial and RR-2.5 to R I (Low Density) and an amendment to the Page Ranch Planned Community Master Plan to allow residential uses by changing a designation from Industrial and Low Density Residential to Low-Medium Density Residential for portions of the project site, and three phased subdivisions of a 244-acre site proposed for 993 single-family residential lots, along with an overrule of an Airport Land Use Commission finding of inconsistency for a portion of the site and a Subsequent Environmental Impact Report for the proposed changes.

**Recommended Action(s):**

**1. Adopt Planning Commission Resolution Bill No. 08-078, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AND CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL**

**IMPACT REPORT (EA NO. 08-014) (SCH NO. 2007091039) INCLUDING A STATEMENT OF FACTS AND FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING PROGRAM FOR THE RANCHO DIAMANTE PROJECT.”**

- 2. Adopt Planning Commission Resolution Bill No. 08-079, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, OVERRULE THE FINDINGS OF THE RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION THAT LAND USE APPLICATIONS GPA 07-001, SPA 06-004, TTM 35392, AND TTM 35394 ARE INCONSISTENT WITH THE HEMET RYAN AIRPORT COMPREHENSIVE AIRPORT LAND USE PLAN.”**

- 3. Adopt Planning Commission Resolution Bill No. 08-080, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 07-001 AMENDING THE LAND USE DESIGNATION FOR A 140+-ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF WARREN ROAD, SOUTH OF THE BNSF RAILROAD TRACKS, FROM I (INDUSTRIAL) AND RR-2.5 (RURAL RESIDENTIAL) TO R I (LOW DENSITY) (APN’S: 460-010-008 THROUGH -011, 460-020-005, -006, 465-100-016, -022, 465-110-020 THROUGH -023).”**

- 4. Adopt Planning Commission Resolution Bill No. 08-081, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF SPA 06-004 - AN AMENDMENT TO THE PAGE RANCH PLANNED COMMUNITY MASTER PLAN AND DEVELOPMENT STANDARDS (PCD 79-93), LOCATED ON THE EAST AND WEST SIDES OF WARREN ROAD, SOUTH OF THE BNSF RAILROAD TRACKS (APN’S: 460-010-008 THROUGH -011, 460-020-005, -006, 465-100-016, -022, 465-110-020 THROUGH -023).”**

- 5. Adopt Planning Commission Resolution Bill No. 08-082, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 35392 (MAP07-004) PERTAINING TO A 48.45-ACRE SITE LOCATED EAST OF WARREN ROAD BETWEEN THE BNSF RAILROAD TRACKS AND THORNTON AVENUE (APN’S: 460-010-008 THROUGH -011, 460-020-005, -006).”**

6. **Adopt Planning Commission Resolution Bill No. 08-083, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 35393 (MAP07-005) PERTAINING TO A 103.87-ACRE SITE LOCATED BETWEEN WARREN ROAD AND FISHER STREET ON THE EAST AND BETWEEN HARRISON AVENUE AND POPLAR STREET ON THE SOUTH (APN’S: 454-020-013 THROUGH -016).”**

7. **Adopt Planning Commission Resolution Bill No. 08-084, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 35394 (MAP07-006) PERTAINING TO A 91.66-ACRE SITE LOCATED WEST OF WARREN ROAD AND SOUTH OF THE BNSF RAILROAD TRACKS (APN’S: 465-100-016, -022, 465-110-020 THROUGH -023).”**

**IV. PLANNING COMMISSION COMMENTS**

**V. FUTURE AGENDA ITEMS**

**VI. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, January 5, 2009 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

Note: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department counter of City Hall located at 445 E. Florida Avenue during normal business hours.